

INDUSTRIAL SPACE FOR LEASE

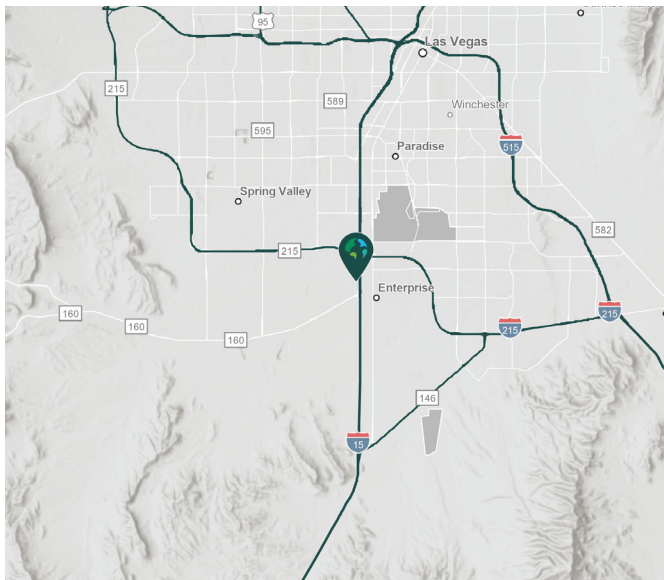
30,240 SF

Warm Springs Distribution Center 12

7660 Dean Martin Drive

Suite 202-203

Las Vegas, NV 89139



- Conveniently located in the heart of the Las Vegas Southwest submarket with easy access to the I-15 and I-215 Freeways, Harry Reid International Airport, Town Square and the Las Vegas Strip.

- Easy access to the I-15 and I-215 Freeways.

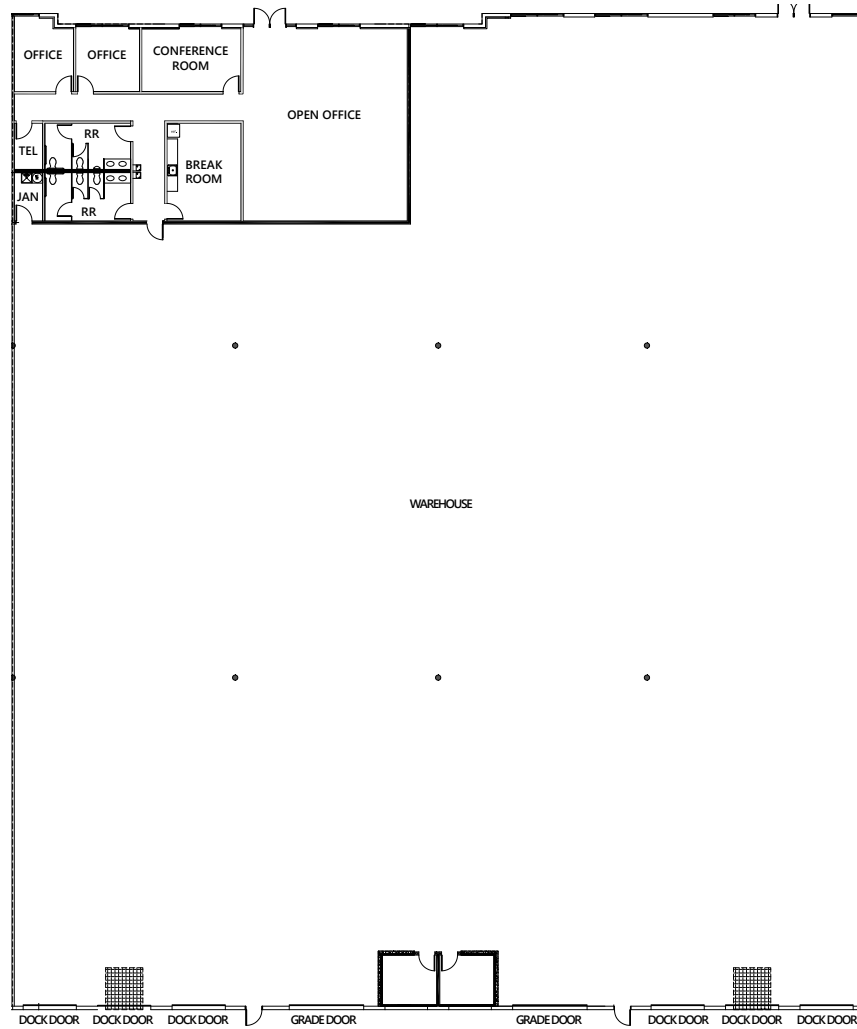


## Property Features

Available Space	30,240 SF	Car Parking Spaces	Pro Rata Share
Office SF	2,832 SF	Electrical Service	200 amps, 120/208 V
Clear Height	24'	Sprinkler System	ESFR with a 25.2K factor operating at 20 psi
Dock Doors	6		
Pit Levelers	2	Lighting	LED Motion Sensor
Drive-in Doors	2	Zoning	IP (Industrial Park)



Unlock the full potential of your  
**warehouse with one strategic,  
 single-source partner.**



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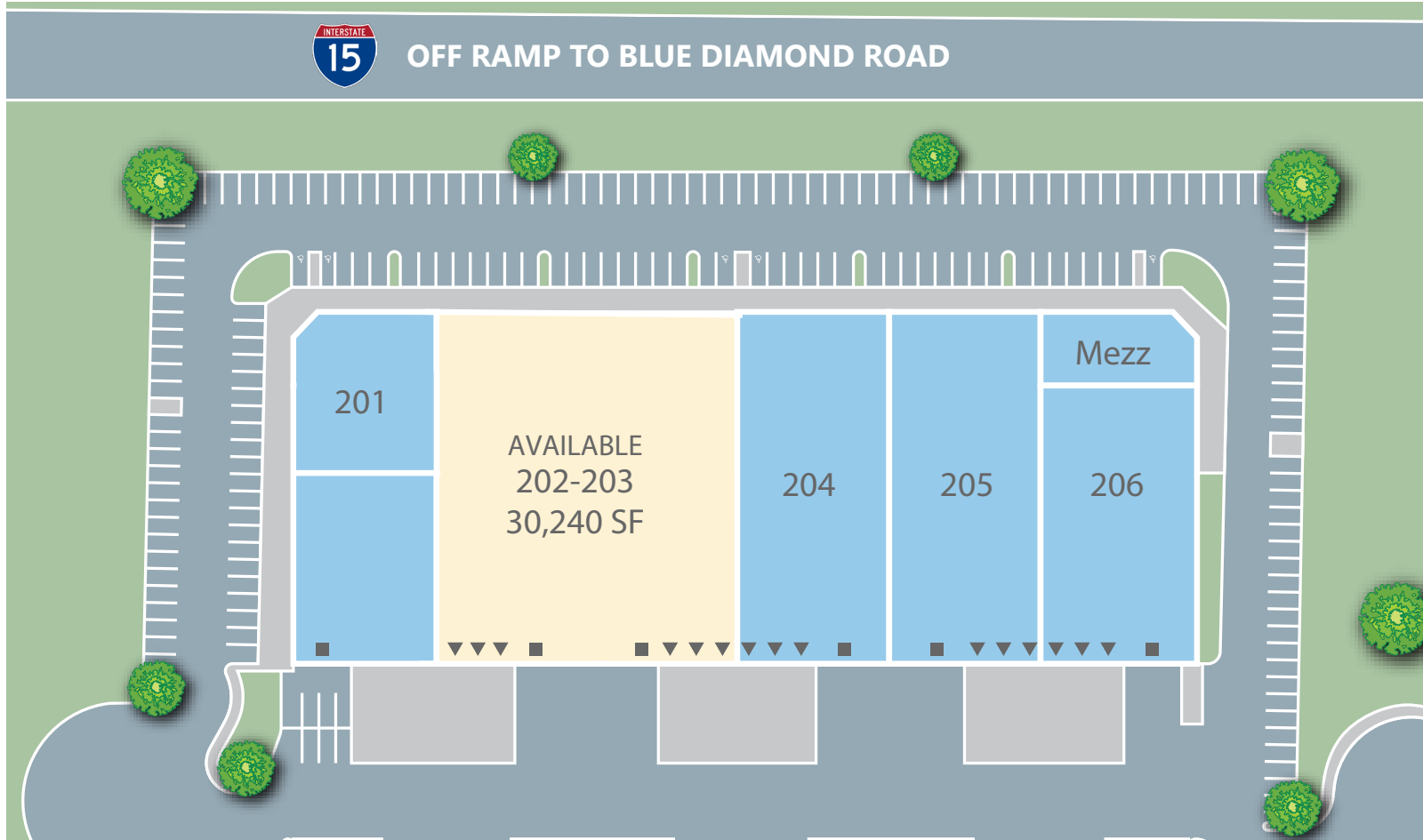
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-  NORTH
-  DOCK DOOR
-  DRIVE-IN DOOR
-  AVAILABLE
-  LEASED



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